

# EX A-1

**ROBERT J. AND KATRINA PITRE  
STATEMENT OF FINANCIAL CONDITION  
As of SEPTEMBER 2019**

**ROBERT J. AND KATRINA PITRE**



shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

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**STATEMENT OF FINANCIAL CONDITION**  
**As of SEPTEMBER 2019**

**ASSETS**

Cash	\$ 11,800
Investments	
Land & Building held for investment	
1801 E. Wheatland Rd. Skyline Ranch	10,780,000
8201 Julius Shepp Fwy (27)acres Industrial Property	3,000,000
1504 Killough acres ( 7.7) acres vacant Land	350,000
2509 Martin Luther King office building	475,000
2204-2210 Porterfield (11) Vacant Lot across from Cedar Crest Golf Course	250,000
2642 S Harwood office Building	375,000
4540 University Hills (3)acres with house	250,000
1317 Fern Glen Trail	170,000
1231 Killough ( 3) lots acres	45,000
Residence-2310 Bonnie View Road	260,000
Personal Vehicles (2)	65,000
Personal Effects	75,500
<b>Total Current Assets</b>	<b>\$16,107,300</b>

**LIABILITIES**

Vehicle (Infinity)	27,080
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<b>ESTIMATED INCOME TAXES</b>	<b>19,120</b>
<b>Total Liabilities</b>	<b>46,200</b>
<b>Total Equity</b>	<b>16,061,100</b>

<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$16,127,468</b>
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**MR. & MRS. ROBERT J. PITRE  
NOTES TO STATEMENT OF FINANCIAL CONDITION  
As of SEPTEMBER 2019**

**NOTE A – BASIS OF ACCOUNTING**

The accompanying financial statement includes the assets and liabilities of Mr. and Mrs. Robert J. Pitre. Assets are stated at the estimated current values and liabilities at the estimated current amounts.

**NOTES B – INVESTMENTS**

The estimated current values of investments were based on assessed value for property taxes, including consideration of the basis for such assessments and their relationship to market values in the respective areas.

Home reality:

- Single family dwelling	\$ 260,000
- Vehicles	65,000
- Personal Effects	75,500

Land & Buildings held for investment:

1801 E. Wheatland Rd. Skyline Ranch	\$ 10,780,000
8201 Julius Shepp Fwy (27)acres Industrial Property	3,000,000
1504 Killough acres ( 7.7) acres vacant Land	350,000
2509 Martin Luther King office building	475,000
2204-2210 Porterfield (11) Vacant Lot across from Cedar Crest Golf Course	250,000
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4540 University Hills (3)acres with house	250,000
1317 Fern Glen Trail	170,000
1231 Killough (3) lots acres	45,000

Members Equity Land Value RKCJLLC:

\$ 16,095,500

**NOTE C - PERSONAL EFFECTS AND JEWELRY**

The Estimated current value of personal effects and jewelry are the appraised value of those assets, determined by an independent appraiser for insurance purposes. Valuation of other items, primarily household furnishings is based on estimated liquidation values.



**MR. AND MRS. ROBERT J. PITRE  
NOTES TO STATEMENT OF FINANCIAL CONDITION  
As of SEPTEMBER 2019**

**NOTE D - NOTES PAYABLE, BANK  
Notes payable, Texans Credit Union As of SEPTEMBER 2019**

were as follows:

Note payable, long term (vehicle)	27,080
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**NOTE E – MEMBERS' EQUITY**

At the company had 75,000 units of membership interest issued and Outstanding. Each member is entitled to one vote. Transferability of membership Interest is subjected to restrictions set out in the Regulations of the Company.

Name: Robert & Katrina (Pennie) Pitre  
Address: 2310 Bonnie view Rd.  
Dallas, Texas 75216

Employment: Skyline Ranch  
Work Number: 972-224-8055  
Cell:469-576-5220/ 469-576-5222

**INDIVIDUAL  
CASH FLOW STATEMENT**  
DATED: As of **SEPTEMBER 2019**

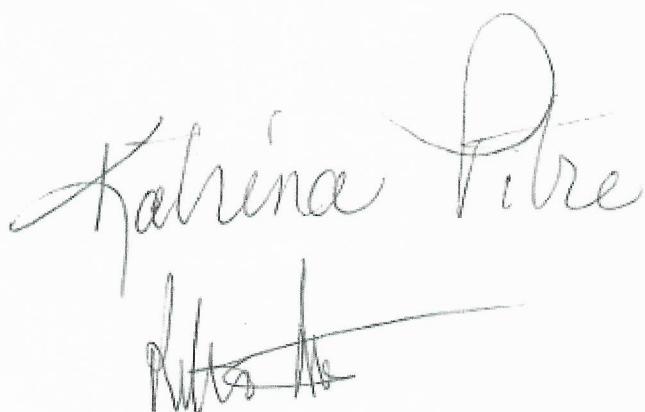
INCOME:

1.	Salaries (base)	\$ 120,500
2.	Dividends	\$
3.	Rental Income	\$
4.	Notes Receivable	\$
5.	Other income	\$
(A-1) TOTAL CASH RECEIVED		<u>\$ 120,500</u>

EXPENSES:

1.	Personal Expenses (Utilities, Household, Repairs, Mortgage Payable on Homestead Etc.) Other Bank Loans Insurance Payment Property Taxes Other Expenses	\$ 111,524
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A-1 - A-2 – CASH FLOW SURPLUS) \$ 8,976



A handwritten signature in cursive script that reads "Kahina Pire". Below the main name, there is a shorter, stylized signature that appears to be "Pire".